

## **SECTION 508. IP-INDUSTRIAL PARK**

Purpose. This district is intended to provide for administrative, professional, research and specialized manufacturing activities at a low intensity. All uses shall be of non-nuisance type and residential scale having low silhouette, a variety of separate building masses and landscaped areas. This district is to provide employment near residential areas and the development standards are intended to be compatible with adjacent residential and commercial uses and provide a park-like setting for employment.

### **Section 508.1      Approvals Required**

No structure or building shall be built or remodeled upon land in the IP district until all required subdivision plat and/or site plan approvals have been obtained.

### **Section 508.2      Location**

The following criteria shall be considered in establishing and maintaining an IP district:

- (a) Conforms to appropriate designation in the General Plan.
- (b) Corresponds to an existing district or development in an area annexed into the City.

### **Section 508.3      Permitted Principal Uses**

- (a) Industrial, scientific, or business research, development testing laboratories and offices.
- (b) Electronic instruments and devices, assembling and manufacturing.
- (c) Computer center.
- (d) Motion picture studios.
- (e) General office buildings.
- (f) Medical and dental office building and clinics.
- (g) Temporary construction offices and sheds, appurtenant signs and storage incidental to a construction project only for the duration of such project, not to exceed eighteen (18) months.

### **Section 508.4      Permitted Conditional Uses**

See Section 310.

Section 508.5      Permitted Accessory Uses

- (a) Any use customarily incidental to a permitted principal use, such as:
  - (1) Private garage or carport for storage of vehicles;
  - (2) Garden house, toolhouse, ramada, swimming pool.
- (b) Accessory dwelling units, See Section 310.
- (c) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.

Section 508.6      Property Development Standards

- (a) Minimum Area: No minimum area requirement, but any development over ten (10) acres in gross area shall be processed as a planned area development under the provisions of Article 9.
- (b) Building Height: No building shall exceed 25 feet in height.
- (c) Required Yards.
  - (1) Side and Rear Yard. Twenty five (25) feet.
  - (2) Front Yard. There shall be a front yard having a depth of not less than forty (40) feet.
- (d) Minimum Distance Between Main Buildings. As prescribed by the Uniform Building Code.

Section 508.7      Non-Residential Accessory Buildings

- (a) Maximum Height. Fifteen (15) feet above grade.
- (b) Maximum Yard Coverage: Thirty-five (35%) percent of the required side and rear yards.
- (c) Location Restrictions. No accessory building shall be erected in any minimum required front yard, except as otherwise provided in this code.

- (d) Setback Requirements. Accessory building shall be set back from the side lot line and the rear lot line a distance not less than three (3) feet, except;
- (1) For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).
  - (2) For a corner lot abutting a key lot and not separated therefrom by an alley, any accessory building shall be setback from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.
  - (3) For a corner lot, the street side setback shall be the same as for the main building.

Section 508.8 Off-Street Parking and Loading

In accordance with the provisions of Article 6.

Section 508.9 Sign Regulations

In accordance with the provisions of Article 7.

Section 508.10 Landscaping, Screening, and Buffering

See Section 507.11